

Carlisle Housing Authority

January 10, 2013

Meeting Minutes

Present: Alan Lehotsky, Chair; W. Randall Brown; James Bohn; and Elizabeth DeMille Barnett, Housing Coordinator.

Absent: Carolyn Ing, Steven Pearlman

Visitors: Betsy Fell, Mosquito Reporter; Frederick Thys, WBUR Reporter

1. Meeting Called to Order at 7:37 p.m.
2. **Community Input:** Frederick Thys, WBUR reporter announced that he was attending the meeting because he was interested in local Housing Authority reaction to Governor Deval Patrick's announcement that the Department of Housing and Community Development (DHCD) plans to regionalize all state Housing Authorities into six regional entities. The Housing Authority briefly discussed this proposed initiative with Mr. Thys. Alan Lehotsky, Chair, expressed support for possible property management cost efficiencies, but stressed the importance of maintaining local control for affordable housing siting, development and permitting. Other board members concurred that local oversight was important.
3. Approval of Minutes: Alan Lehotsky, Chair made a motion to approve the Minutes from the November 20, 2012 meeting. James Bohn seconded the motion. All in favor, the motion passed.

4. Old Business

NOAH Benfield Farms. Alan Lehotsky, Chair, began the discussion by updating the board on the project's progress since the last meeting. He said that, earlier in the week, NOAH had brought the final Benfield Farms plans before the Zoning Board of Appeals (ZBA). Prior to the ZBA meeting, the plans had been reviewed by the ZBA's peer reviewer, Stephen Ventresca, of Nitsch Associates. The ZBA had found no substantial or material changes to the Comprehensive Permit, thus allowing NOAH to proceed with its application for a Building Permit. Mr. Lehotsky reported that the Board of Health had issued a Septic Permit in December. He also reported that NOAH had sent an application to the MassDEP for the final community water supply permit for the Benfield Farms project.

Elizabeth D. Barnett, Housing Coordinator, added that John Luther, the Building Commissioner, had stipulated hours for construction noise and safety measures. She said that NOAH planned to allow resident access to the back Benfield property during construction, with a path separated by

a snow fence, and with access to the cart path when possible. She also noted that NOAH was working with the Fire Department on fire safety design issues. Finally, she said that NOAH continued to work toward the financial closing, and that, in preparation for this, the Town had signed up for MassDocs in order to limit closing expenses.

4) New business

Alan Lehotsky reported that the Carlisle Affordable Housing Trust had held a joint meeting with the Board of Selectmen on January 8th. Both boards had voted to approve a Fiscal Year 2014 Community Preservation Act Funding Application request for \$145,000. The request included funding for: development of a Request for Proposal and procurement for Department of Developmental Services affordable housing on the Goff property; for a Banta-Davis/Goff property Traffic Study; to investigate Banta-Davis options for affordable housing without a Carlisle Public Schools wastewater tie-in; to develop a Banta Davis community water supply test well; and for ongoing search for future affordable housing parcels.

- 6) **Next meeting dates:** January 22, 7:30 p.m.
- 7) **Meeting entered in Executive Session** – Per M.G.L. Ch. 30A, §§ 21 (a) (6) (To consider the purchase, exchange, lease or value of real property).

Respectfully submitted,
Elizabeth DeMille Barnett.